



Denmark Street, Diss, IP22 4LE
Guide Price £325,000 - £350,000



Situated within walking distance to the town centre, this three bedroom Victorian house enjoys pleasing views over Diss Mere further benefitting from two reception rooms, original fireplaces and no onward chain.

Denmark Street, Diss

Key Features

- Views over Diss Mere
- Walking distance to town centre
- Original open fireplaces
- Further scope for creativity
- No onward chain
- Over 1,000 sq ft
- Council Tax Band C
- Freehold
- Energy Efficiency Rating E

Situation

Situated in a prime and prominent position within a stone's throw of Diss mere and surrounding parkland, the property is within short walking distance of the town centre, Fair Green and rural countryside. The historic and thriving market town of Diss is found on the south Norfolk borders within the beautiful countryside surrounding the Waveney Valley, the town offers an extensive and diverse range of many day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom semi-detached Victorian house built of brick and block cavity wall construction under a slate roof, whilst being heated by a gas fired central heating boiler via radiators. Offering light and spacious accommodation in the regions of 1,000 sq ft.

Externally

The property is approached via a private road with parking off Denmark Street leading to the front of the property. The main gardens are found to the rear being predominantly laid to lawn and enjoying pleasing views over Diss park and the mere beyond, with two stores and outside wc, all being enclosed by picket fencing.



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The rooms are as follows:

ENTRANCE HALL:

With window to side and providing access to two reception rooms, kitchen/diner. Stairs rising to first floor level. Under stairs storage cupboard to side.

RECEPTION ROOM ONE: 14' 6" x 12' 7" (4.44m x 3.85m)

With window to front being a bright and spacious reception room having original open fireplace to side.

RECEPTION ROOM TWO: 14' 8" x 10' 11" (4.48m x 3.35m)

With two windows to rear aspect being another bright and spacious room with original open fireplace.

KITCHEN/DINER: 7' 6" x 15' 9" (2.30m x 4.82m)

With window to side having one and a half bowl stainless steel sink with drainer and mixer tap, space for appliances. Large pantry and boiler room to side and double doors leading to rear gardens.

FIRST FLOOR LEVEL - LANDING:

With skylight and giving access to three bedrooms and bathroom.

BEDROOM ONE: 14' 6" x 12' 8" (4.44m x 3.87m)

With window to front being a large double bedroom having Victorian fireplace feature to side.

BEDROOM TWO: 8' 11" x 11' 0" (2.72m x 3.37m)

With window to rear being a double bedroom having two cupboards to side and views over Diss park and mere.

BEDROOM THREE: 8' 10" x 8' 9" (2.69m x 2.67m)

With window to side lending itself for potential office space.

BATHROOM: 3' 10" x 11' 0" (1.17m x 3.37m)

With window to rear comprising panelled bath, low level wc and hand wash basin. Tiled splashbacks. Airing cupboard to side.

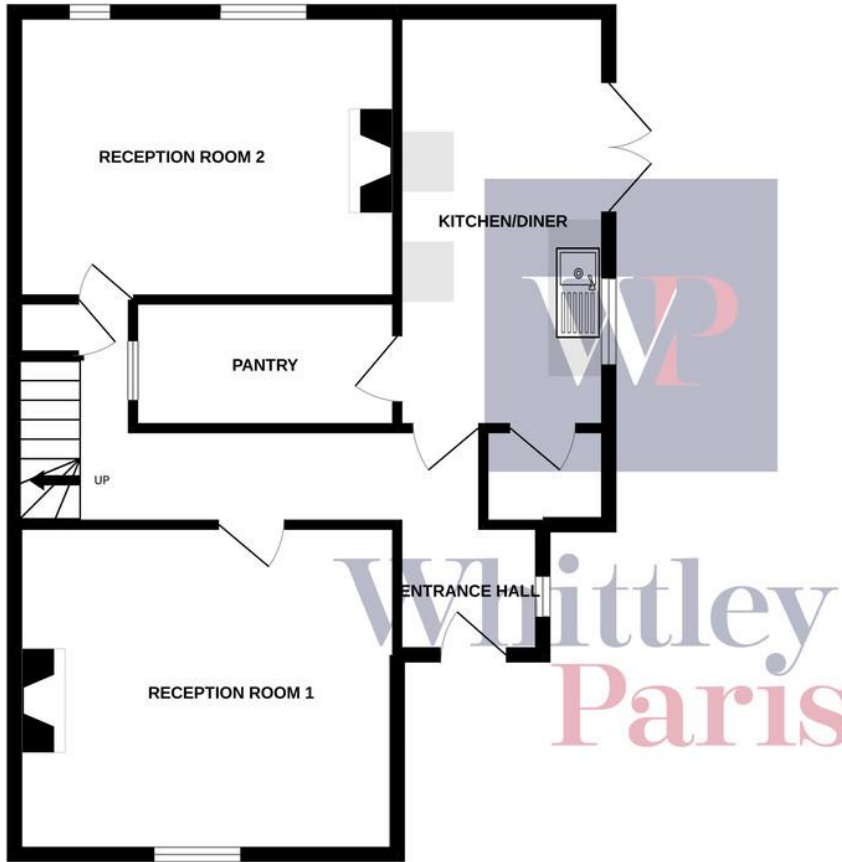
VIEWINGS: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8123

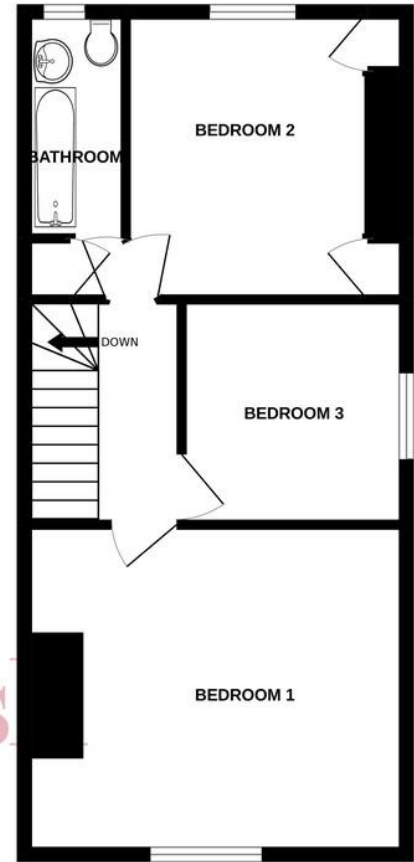


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GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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